

# ZONING BOARD OF APPEALS DECISION GRID

May 7, 2020

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-032-19-20:</u></b> To replace the existing east facing (westbound traffic) conventional advertising sign (billboard) with a larger, digital sign; to increase the size of the west facing (eastbound traffic) conventional sign; and to raise the height of the structure by 13.5 feet, not meeting certain sign requirements.	55 Rockwood Street	7-0-0	Approved with lesser relief and on condition
<b><u>V-045-19-20:</u></b> To install three attached signs and one detached sign for a proposed car wash (Royal Car Wash), not meeting certain sign requirements.	725 Wet Ridge Road	7-0-0	Approved
<b><u>V-047-19-20:</u></b> To legalize the construction of a garage along Maplewood Avenue accessory to an existing school, not the meeting location requirements for detached accessory structures.	1290 Lake Avenue	Held by the Board pending additional information	
<b><u>V-048-19-20:</u></b> To legalize the removal of a front porch and the installation of a deck in front of an existing two-family dwelling, not meeting the location requirements for attached accessory structures.	72 Hickory Street	Held by Staff pending additional information	
<b><u>V-050-19-20:</u></b> To reconfigure and increase the size of two existing dormers to facilitate the increase in floor area of the third floor dwelling unit, an expansion of a nonconforming use.	155 Westminster Road	7-0-0	Approved
<b><u>V-051-19-20:</u></b> To construct an approximate 35,000 square foot addition to an existing school, not meeting certain lot, area, yard, and bulk requirements.	8-14 Mark Street	3-3-1	Default Denial*
<b><u>V-052-19-20:</u></b> To construct a five-story, 132,953 square foot mixed-use building not meeting certain lot, area and yard requirements.	CDS Parcel 1	5-1-1	Approved
<b><u>V-053-19-20:</u></b> To construct one, four-story 26,633 square foot multi-family dwelling and one, three-story 10,743 square foot multi-family dwelling, not meeting certain bulk requirements.	CDS Parcel 2	4-2-1	Approved

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b>V-054-19-20:</b> To construct four, three-story 10,743 square foot, multi-family dwellings, not meeting certain bulk requirements.	CDS Parcel 3	6-0-1	Approved

**ATTENDANCE:**

Zoning Board Members Present: J. Best, L. Boose, T. Bryant, D. Carr, L. Jennings C. Murphy, J. O'Donnell

**\*DEFAULT DENIAL:** Per Section 120-186D(1) of the Zoning Code, "The concurring vote of four members shall be necessary to approve an application or appeal. Failure to obtain the concurring vote of four members shall be deemed a denial." As a result, the applicant(s) may submit a new application to the Zoning Board of Appeals seeking relief because a new application would not be construed as a "successive application" since the current application was NOT denied on its merits; it was deemed a denial due to the failure to receive four concurring votes.

**Conditions:**

**55 Rockwood Street (V-032-19-20):**

- The applicant may raise the height of the sign by 5 feet for a total height of 53.5 feet. The 7 existing billboard structures, totaling 11 sign faces as outlined in the application, shall be removed.
- In addition, the digital sign shall meet all the mitigation standards as set forth on pages 9 and 10 of the Addendum to the Variance Application, except that the maximum brightness during evening hours shall be 200cd/m2.